



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

**MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
APRIL 24, 2019**

The Historic Preservation Committee of the Town of Los Gatos conducted a Regular Meeting on April 24, 2019, at 4:00 p.m.

ROLL CALL

Present: Chair Matthew Hudes, Vice Chair Robert Cowan, Committee Member Nancy Derham, Committee Member Thomas O'Donnell

Absent: Leonard Pacheco

MEETING CALLED TO ORDER AT 4:00 PM

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – March 27, 2019
3. 62 Ellenwood Avenue
Historic Resources Inventory Removal

Requesting continuance to May 22, 2019 for approval to remove a pre-1941 property from the historic resources inventory for property zoned R-1:12. APN 510-20-068.

PROPERTY OWNERS: Lisa and Case Swenson

APPLICANT: Kurt Simrock

PROJECT PLANNER: Azhar Khan

4. 247 Edelen Avenue
Architecture and Site Application S-19-015

Requesting recommendation for construction of an addition to a single-family residence to exceed the Floor Area Ratio (FAR) standards in the University/Edelen Historic District on property zoned R1-D:LHP. APN 529-04-016

PROPERTY OWNER/APPLICANT: Lee Streitz and Jamie Langlinais

PROJECT PLANNER: Sean Mullin

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Item 2 pulled by Chair Matthew Hudes.

MOTION: Motion by Committee Member Thomas O'Donnell to approve the consent calendar. **Seconded** by Committee Member Nancy Derham.

VOTE: Motion passed unanimously, 4-0-1, Committee Member Leonard Pacheco absent.

2. 216 Glen Ridge Avenue (**Heard out of order**)

Minor Residential Development in an Historic District Application HS-19-018

Requesting approval for exterior alterations to a single-family residence in the Almond Grove Historic District on property zoned R1-D:LHP. APN 510-16-026.

PROPERTY OWNER/APPLICANT: James McManis and Sara Wigh

PROJECT PLANNER: Sean Mullin

Committee members discussed the matter.

MOTION: Motion by Committee Member Thomas O'Donnell to approve the consent calendar. **Seconded** by Committee Member Robert Cowan.

VOTE: Motion passed unanimously, 4-0-1, Committee Member Leonard Pacheco absent.

PUBLIC HEARINGS

6. 25 W. Main Street

Architecture and Site Application S-19-005

Variance Application V-19-002

Conditional Use Permit Application U-19-001

Requesting approval for construction of an addition to a contributing building in the Downtown Historic Commercial District, including variances for maximum floor area, driveway length, and open space for a multi-family use in a mixed-use project on property zoned C-2:LHP. APN 529-01-017.

PROPERTY OWNER: Steven and Mary Leonardis

APPLICANT: Gordon Wong

PROJECT PLANNER: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Vice Chair Robert Cowan** to recommend approval **Seconded**
by **Committee Member Thomas O'Donnell**.

VOTE: **Motion passed unanimously, 4-0-1. Committee Member Leonard**
Pacheco absent.

7. 103 Tait Avenue

Minor Residential Development in an Historic District Application HS-18-018

Requesting approval for exterior alterations to a single-family residence in the Almond
Grove Historic District on property zoned R1-D:LHP. APN 510-18-038.

PROPERTY OWNER/APPLICANT: Michael and Krista Ballou

PROJECT PLANNER: Sean Mullin

Sean Mullin, Associate Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Vice Chair Robert Cowan** to recommend approval as
proposed including: matching the Redwood siding, using double hung
windows and retaining the front door. **Seconded by Chair Matthew**
Hudes.

VOTE: **Motion passed unanimously, 4-0-1. Committee Member Leonard**
Pacheco absent.

OTHER BUSINESS (*Up to three minutes may be allotted to each speaker on any of the following
items.*)

9. 50 University Avenue, Suite 260 and 270

Preliminary Review

Requesting preliminary review of a proposal for exterior alterations to a commercial
building in the University/Edelen Historic District on property zoned C-2:LHP:PD.

APN 529-02-044.

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PROPERTY OWNER: SRI Old Town LLC.

APPLICANT: Tecta Associates

PROJECT PLANNER: Erin Walters

Erin Walters, Associate Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Thomas O'Donnell** to recommend for approval as proposed. **Seconded by Committee Member Nancy Derham.**

VOTE: **Motion passed unanimously 4-0-1. Committee Member Leonard Pacheco** absent

Note: Applicant requested to move item 5 because their architect was delayed.

5. 79 Reservoir Road (**Heard out of order**)

Historic Resources Inventory Removal

Requesting a Requesting approval to remove a Pre-1941 property from the Historic Resources Inventory for property zoned R-1:20. APN 529-33-019.

PROPERTY OWNER / APPLICANT: Donald Prolo

PROJECT PLANNER: Sally Zarnowitz

Continued from March 27, 2019

Sally Zarnowitz, Planning Manager, presented the staff report.

Opened and closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Chair Matthew Hudes** to recommend for approval removing from the Historic Resources Inventory. **Seconded by Committee Member Thomas O'Donnell.**

VOTE: **Motion passed unanimously, 4-0-1. Committee Member Leonard Pacheco** absent.

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PUBLIC HEARINGS *(Applicants and their representatives may be allotted up to a total of ten minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants and their representatives may be allotted up to a total of five minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Committee's consent at the meeting.)*

10. Demolition Regulation Modifications
Town Code Amendment

Provide direction on potential demolition regulation modifications.
PROJECT PLANNER: Jennifer Armer/Sally Zarnowitz

Jennifer Armer, Senior Planner, presented the staff report.

Opened the Public Comment.

Chris Spaulding, Architect – He commented that to avoid owners “slicing and dicing” small pieces to meet the “substantial” exterior wall area requirement, stipulate a certain dimension such as nothing less than two feet.

Closed the Public Comment.

Committee members discussed the matter.

MOTION: **Motion by Committee Member Thomas O'Donnell to recommend supporting the draft amendment as made. Seconded by Committee Member Nancy Derham.**

VOTE: **Motion passed unanimously. 4-0-1. Committee Member Leonard Pacheco absent**

8. 114 Millrich Drive (Heard out of order)
Preliminary Review

Requesting preliminary review of a proposed second story addition to a pre-1941 single-family residence on property. Zoned R-1:8. APN 409-34-047.

PROPERTY OWNER: Lou Barbaccia

APPLICANT: Lerika Liscano (De Mattei Construction)

PROJECT PLANNER: Azhar Khan

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Azhar Khan, Assistant Planner, presented the staff report.

Applicant presented the proposed project.

Opened and closed Public Comment.

Committee members discussed the matter. There were no objections to the proposal.

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

11. Report from Community Development Director

[General Plan Update Advisory Committee Meetings – April 23, 2019 and April 30, 2019](#)

ADJOURNMENT

The meeting adjourned at 5:16 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
April 24, 2019 meeting as approved by the
Historic Preservation Committee.

/s/ Jocelyn Fong, Administrative Assistant